



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**VIEWING HIGHLY
RECOMMENDED**



new
instruction



Pevensey Road, Polegate, BN26 6HJ

Freehold | Bungalow - Semi Detached | 2 Bedrooms

A charming two bedroom bungalow with off road parking, located in Polegate. The property is less than half a mile walk away, along with Polegate's High Street which offers shops, eateries and amenities. Offered to the market with no onward chain.

FOR SALE
FREEHOLD
£325,000

Location

The bungalow is situated in Polegate, well known for its great transport links from Polegate train station, which is in walking distance. The High Street with its array of shops, cafes and facilities is also nearby.

Approach

The property has a driveway which is suitable for several vehicles and is partly covered with a car port. To the front of the property is a lawn area with a selection of plants.

Hallway

A Upvc door opens into the hallway which has loft hatch, radiator and carpet.

Bedroom Two 12'11" x 11'1" (3.95 x 3.4)

Bay window to the front aspect, radiator, carpet and coving.

Living Room 14'1" x 10'7" (4.3 x 3.25)

Double glazed window to the front aspect, television points, carpet, radiator and coving.

Bedroom One 12'11" x 11'1" (3.95 x 3.4)

Built in cupboard, double glazed window to rear, coving and radiator.

Bathroom 5'10" x 5'6" (1.8 x 1.7)

Suite comprises of toilet, pedestal basin and panelled bath which has an electric shower over. Window with obscured glass, radiator and laminate flooring.

Kitchen 8'8" x 7'6" (2.65 x 2.3)

Fitted with a range of wall and floor units finished with white cabinetry and wood effect worktop. Integrated oven with four ring gas hob. Baxi wall mounted boiler, vinyl flooring and double glazed door to;

Conservatory 17'8" x 7'0" (5.4 x 2.15)

A wooden framed conservatory with double glazed windows overlooking the lovely rear garden. Tiled flooring.

Rear Garden

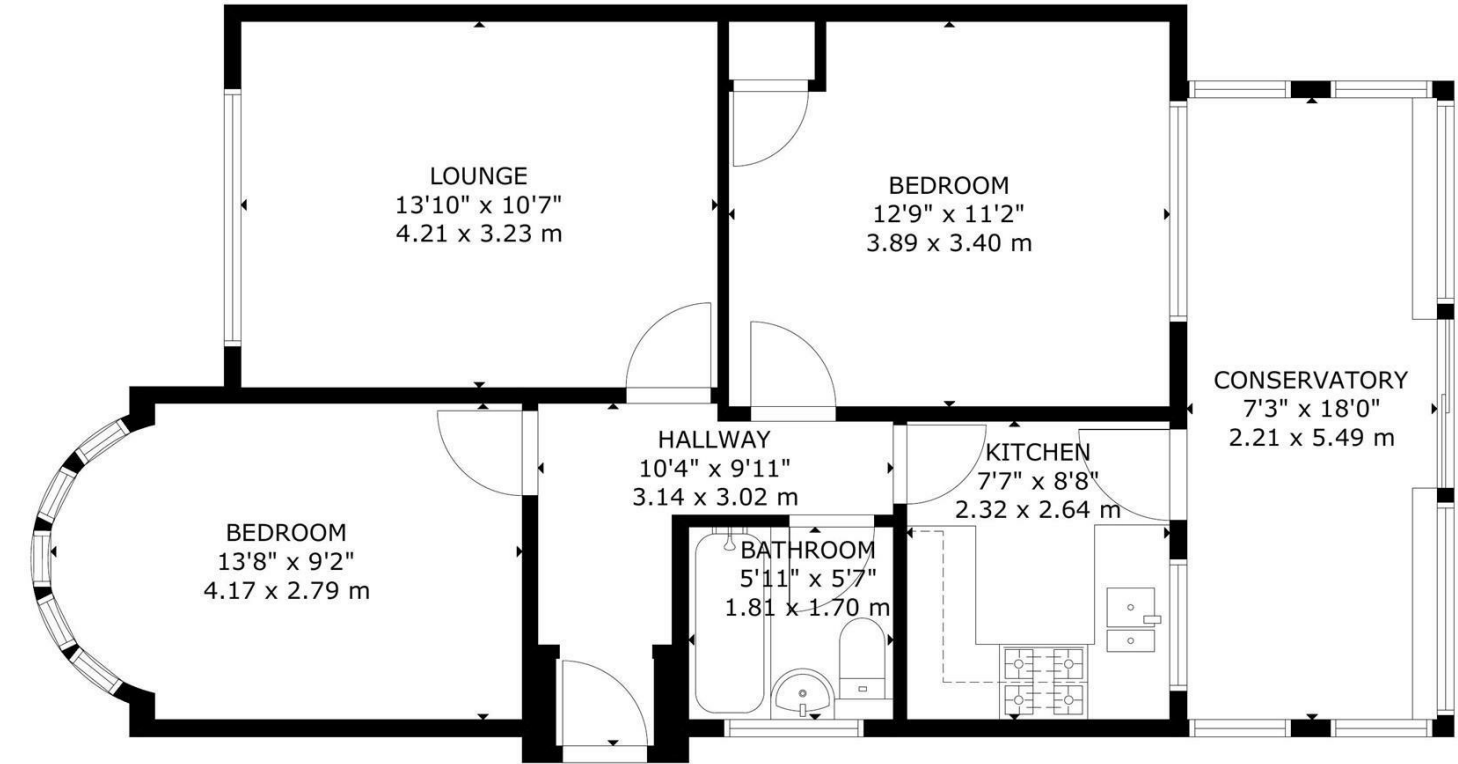
A well maintained space with paved patio area which leads onto lawn area with pathway through. The garden is bordered with fence and has a shed.

Additional Information

Council Tax Band: C - Wealden

EPC Rating: D

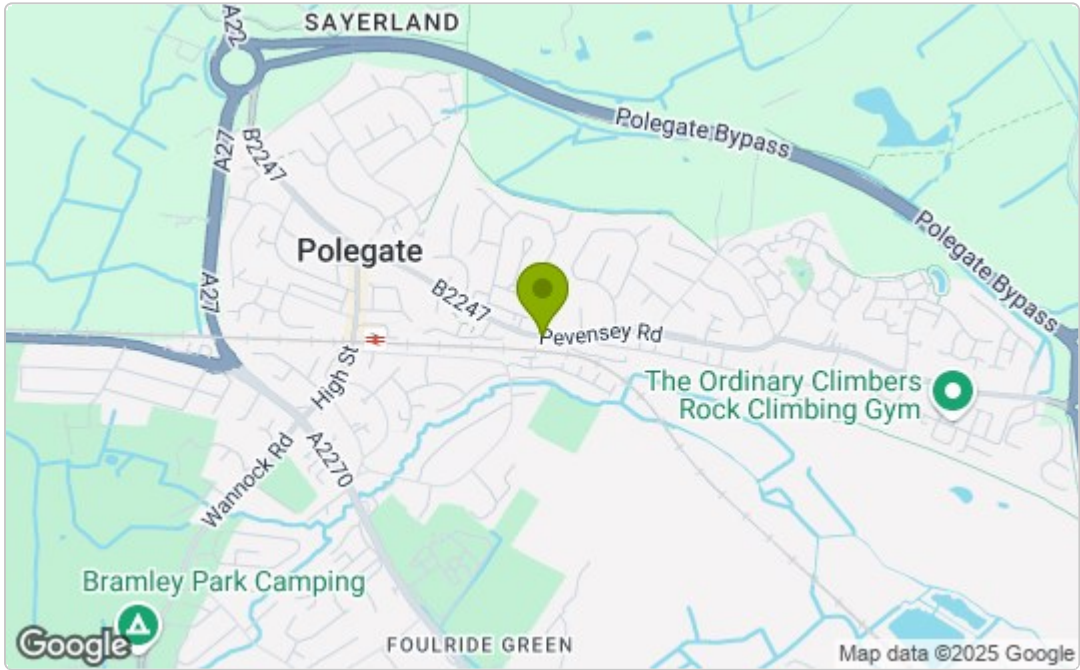
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 67 m²/726 sq.ft
FLOOR 1: 67 m²/726 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

